

## Site Detail Report

Target Property: 103-106 MAIN STREET  
BROCKTON, MA 02301

JOB: TEAM 2

### US BROWNFIELDS

**EDR ID:** 1026655311 **DIST/DIR:** 0.006 SW **ELEVATION:** 120 **MAP ID:** B6

**NAME:** GRAYSON HOTEL

**Rev:** 02/23/2022

**ADDRESS:** 28 HIGH STREET  
BROCKTON, MA 2301

ID/Status: 243526  
ID/Status: -

**SOURCE:** US Environmental Protection Agency

#### US BROWNFIELDS:

Name: GRAYSON HOTEL

Address: 28 HIGH STREET

City,State,Zip: BROCKTON, MA 2301

Recipient Name: City of Brockton

Grant Type: Assessment

Property Number: 091-013

Parcel size: 0.13

Latitude: 42.037220294

Longitude: -71.068199325

HCM Label: -

Map Scale: -

Point of Reference: -

**Highlights:** The Site is improved with an approximately 20,020-square feet vacant structure. The Site building is constructed with a brick or stone foundation, brick or stone walls, and wood framing and joists with plaster. The building consists of three commercial spaces consisting of two street-level retail spaces with basements and a two-story commercial/residential space known as the Grayson Hotel. The entrance to the retail spaces and former hotel are located along High Street. Remaining portions of the Site are improved with limited asphalt-paving on the southwest corner (rear) of the Site. The Site is serviced by belowground electric and telecommunications. The building is assumed to have formerly utilized coal and oil as the fuel for its heat source. The connection to an underground natural gas utility is unclear. The Site was initially developed for residential purposes as early as 1885. The current Site building was constructed in 1907 as a hotel with street level retail spaces. The hotel was initially named The Walton and renamed the Grayson Hotel by 1911. The hotel space utilized a basement pool hall and bowling alley in the eastern half of the building as well as lodging on the upper two floors. The western basement and street level spaces were initially used as commercial office and retail space. By as early as the 1940s the eastern half of the building was also used as street level and basement retail space. City directories in the 1940s identify the presence of a tailor and a launderer in the western most commercial retail space, along with "South Shore Cleansers" to the south of the Site. The Site continued to operate as a mixture of commercial retail spaces and as the Grayson Hotel until its vacancy by 2016. The property will be rehabilitated for retail, office and arts. In July 2020, BRA issued a RFQ for Catalytic Development Sites development-This is 1 of 7 priority development sites. BRA has executed a Land Disposition Agreement with NeighborWorks for the rehab of the building

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**Rev:** 02/23/2022

**ADDRESS:** 28 HIGH STREET  
BROCKTON, MA 2301

ID/Status: 243526  
ID/Status: -

**SOURCE:** US Environmental Protection Agency

Datum: -  
Acres Property ID: 243526  
IC Data Access: -  
Start Date: -  
Redev Completion Date: -  
Completed Date: -  
Acres Cleaned Up: -  
Cleanup Funding: -  
Cleanup Funding Source: -  
Assessment Funding: -  
Assessment Funding Source: -  
Redevelopment Funding: -  
Redev. Funding Source: -  
Redev. Funding Entity Name: -  
Redevelopment Start Date: -  
Assessment Funding Entity: -  
Cleanup Funding Entity: -  
Grant Type: Hazardous  
Accomplishment Type: -  
Accomplishment Count: -  
Cooperative Agreement Number: 00A00650  
Start Date: -  
Ownership Entity: Government  
Completion Date: -  
Current Owner: -  
Did Owner Change: -  
Cleanup Required: U  
Video Available: -  
Photo Available: -  
Institutional Controls Required: -  
IC Category Proprietary Controls: -  
IC Cat. Info. Devices: -  
IC Cat. Gov. Controls: -  
IC Cat. Enforcement Permit Tools: -  
IC in place date: -  
IC in place: -  
State/tribal program date: -  
State/tribal program ID: -  
State/tribal NFA date: -  
Air cleaned: -  
Asbestos found: -  
Asbestos cleaned: -  
Controlled substance found: -  
Controlled substance cleaned: -  
Drinking water affected: -

- Continued on next page -

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ID/Status: 243526  
ID/Status: -

**SOURCE:** US Environmental Protection Agency

Drinking water cleaned: -  
Groundwater affected: -  
Groundwater cleaned: -  
Lead contaminant found: -  
Lead cleaned up: -  
No media affected: -  
Unknown media affected: -  
Other cleaned up: -  
Other metals found: -  
Other metals cleaned: -  
Other contaminants found: -  
Other contams found description: -  
PAHs found: -  
PAHs cleaned up: -  
PCBs found: -  
PCBs cleaned up: -  
Petro products found: -  
Petro products cleaned: -  
Sediments found: -  
Sediments cleaned: -  
Soil affected: -  
Soil cleaned up: -  
Surface water cleaned: -  
VOCs found: -  
VOCs cleaned: -  
Cleanup other description: -  
Num. of cleanup and re-dev. jobs: -  
Past use greenspace acreage: -  
Past use residential acreage: -  
Surface Water: -  
Past use commercial acreage: 0.13  
Past use industrial acreage: -  
Future use greenspace acreage: -  
Future use residential acreage: -  
Future use commercial acreage: -  
Future use industrial acreage: -  
Superfund Fed. landowner flag: -  
Arsenic cleaned up: -  
Cadmium cleaned up: -  
Chromium cleaned up: -  
Copper cleaned up: -  
Iron cleaned up: -  
mercury cleaned up: -  
Nickel Cleaned Up: -  
No clean up: -

- Continued on next page -

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ID/Status: 243526  
ID/Status: -

**SOURCE:** US Environmental Protection Agency

Pesticides cleaned up: -  
Selenium cleaned up: -  
SVOCs cleaned up: -  
Unknown clean up: -  
Arsenic contaminant found: -  
Cadmium contaminant found: -  
Chromium contaminant found: -  
Copper contaminant found: -  
Iron contaminant found: -  
Mercury contaminant found: -  
Nickel contaminant found: -  
No contaminant found: -  
Pesticides contaminant found: -  
Selenium contaminant found: -  
SVOCs contaminant found: -  
Unknown contaminant found: -  
Future Use: Multistory -  
Media affected Bluiding Material: -  
Media affected indoor air: -  
Building material media cleaned up: -  
Indoor air media cleaned up: -  
Unknown media cleaned up: -  
Past Use: Multistory -  
Property Description: -  
Below Poverty Number: 48  
Below Poverty Percent: 4.74  
Meidan Income: 9362  
Meidan Income Number: 137  
Meidan Income Percent: 13.54  
Vacant Housing Number: 35  
Vacant Housing Percent: 8.64  
Unemployed Number: 49  
Unemployed Percent: 4.84

Name: GRAYSON HOTEL  
Address: 28 HIGH STREET  
City,State,Zip: BROCKTON, MA 2301  
Recipient Name: City of Brockton  
Grant Type: Assessment  
Property Number: 091-013  
Parcel size: 0.13  
Latitude: 42.037220294  
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HCM Label: -  
Map Scale: -

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**SOURCE:** US Environmental Protection Agency

Point of Reference: -

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Datum: -

Acres Property ID: 243526

IC Data Access: -

Start Date: -

Redev Completion Date: -

Completed Date: -

Acres Cleaned Up: -

Cleanup Funding: -

Cleanup Funding Source: -

Assessment Funding: 4000

Assessment Funding Source: EPA

Redevelopment Funding: -

Redev. Funding Source: -

- Continued on next page -

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ID/Status: 243526  
ID/Status: -

**SOURCE:** US Environmental Protection Agency

Redev. Funding Entity Name: -  
Redevelopment Start Date: -  
Assessment Funding Entity: US EPA - Brownfields Assessment Cooperative Agreement  
Cleanup Funding Entity: -  
Grant Type: Hazardous  
Accomplishment Type: Phase I Environmental Assessment  
Accomplishment Count: Y  
Cooperative Agreement Number: 00A00650  
Start Date: 4/2/2020  
Ownership Entity: Government  
Completion Date: 6/2/2020  
Current Owner: -  
Did Owner Change: -  
Cleanup Required: U  
Video Available: -  
Photo Available: -  
Institutional Controls Required: -  
IC Category Proprietary Controls: -  
IC Cat. Info. Devices: -  
IC Cat. Gov. Controls: -  
IC Cat. Enforcement Permit Tools: -  
IC in place date: -  
IC in place: -  
State/tribal program date: -  
State/tribal program ID: -  
State/tribal NFA date: -  
Air cleaned: -  
Asbestos found: -  
Asbestos cleaned: -  
Controlled substance found: -  
Controlled substance cleaned: -  
Drinking water affected: -  
Drinking water cleaned: -  
Groundwater affected: -  
Groundwater cleaned: -  
Lead contaminant found: -  
Lead cleaned up: -  
No media affected: -  
Unknown media affected: -  
Other cleaned up: -  
Other metals found: -  
Other metals cleaned: -  
Other contaminants found: -  
Other contams found description: -  
PAHs found: -

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ID/Status: 243526  
ID/Status: -

**SOURCE:** US Environmental Protection Agency

PAHs cleaned up: -  
PCBs found: -  
PCBs cleaned up: -  
Petro products found: -  
Petro products cleaned: -  
Sediments found: -  
Sediments cleaned: -  
Soil affected: -  
Soil cleaned up: -  
Surface water cleaned: -  
VOCs found: -  
VOCs cleaned: -  
Cleanup other description: -  
Num. of cleanup and re-dev. jobs: -  
Past use greenspace acreage: -  
Past use residential acreage: -  
Surface Water: -  
Past use commercial acreage: 0.13  
Past use industrial acreage: -  
Future use greenspace acreage: -  
Future use residential acreage: -  
Future use commercial acreage: -  
Future use industrial acreage: -  
Superfund Fed. landowner flag: -  
Arsenic cleaned up: -  
Cadmium cleaned up: -  
Chromium cleaned up: -  
Copper cleaned up: -  
Iron cleaned up: -  
mercury cleaned up: -  
Nickel Cleaned Up: -  
No clean up: -  
Pesticides cleaned up: -  
Selenium cleaned up: -  
SVOCs cleaned up: -  
Unknown clean up: -  
Arsenic contaminant found: -  
Cadmium contaminant found: -  
Chromium contaminant found: -  
Copper contaminant found: -  
Iron contaminant found: -  
Mercury contaminant found: -  
Nickel contaminant found: -  
No contaminant found: -  
Pesticides contaminant found: -

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ID/Status: 243526  
ID/Status: -

**SOURCE:** US Environmental Protection Agency

Selenium contaminant found: -  
SVOCs contaminant found: -  
Unknown contaminant found: -  
Future Use: Multistory -  
Media affected Bluiding Material: -  
Media affected indoor air: -  
Building material media cleaned up: -  
Indoor air media cleaned up: -  
Unknown media cleaned up: -  
Past Use: Multistory -  
Property Description: -  
Below Poverty Number: 48  
Below Poverty Percent: 4.74  
Meidan Income: 9362  
Meidan Income Number: 137  
Meidan Income Percent: 13.54  
Vacant Housing Number: 35  
Vacant Housing Percent: 8.64  
Unemployed Number: 49  
Unemployed Percent: 4.84

Name: GRAYSON HOTEL  
Address: 28 HIGH STREET  
City,State,Zip: BROCKTON, MA 2301  
Recipient Name: City of Brockton  
Grant Type: Assessment  
Property Number: 091-013  
Parcel size: 0.13  
Latitude: 42.037220294  
Longitude: -71.068199325  
HCM Label: -  
Map Scale: -  
Point of Reference: -

**Highlights:** The Site is improved with an approximately 20,020-square feet vacant structure. The Site building is constructed with a brick or stone foundation, brick or stone walls, and wood framing and joists with plaster. The building consists of three commercial spaces consisting of two street-level retail spaces with basements and a two-story commercial/residential space known as the Grayson Hotel. The entrance to the retail spaces and former hotel are located along High Street. Remaining portions of the Site are improved with limited asphalt-paving on the southwest corner (rear) of the Site. The Site is serviced by belowground electric and telecommunications. The building is assumed to have formerly utilized coal and oil as the fuel for its heat source. The connection to an underground natural

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ID/Status: 243526  
ID/Status: -

**SOURCE:** US Environmental Protection Agency

gas utility is unclear. The Site was initially developed for residential purposes as early as 1885. The current Site building was constructed in 1907 as a hotel with street level retail spaces. The hotel was initially named The Walton and renamed the Grayson Hotel by 1911. The hotel space utilized a basement pool hall and bowling alley in the eastern half of the building as well as lodging on the upper two floors. The western basement and street level spaces were initially used as commercial office and retail space. By as early as the 1940s the eastern half of the building was also used as street level and basement retail space. City directories in the 1940s identify the presence of a tailor and a launderer in the western most commercial retail space, along with "South Shore Cleansers" to the south of the Site. The Site continued to operate as a mixture of commercial retail spaces and as the Grayson Hotel until its vacancy by 2016. The property will be rehabilitated for retail, office and arts. In July 2020, BRA issued a RFQ for Catalytic Development Sites development-This is 1 of 7 priority development sites. BRA has executed a Land Disposition Agreement with NeighborWorks for the rehab of the building

Datum: -

Acres Property ID: 243526

IC Data Access: -

Start Date: -

Redev Completion Date: -

Completed Date: -

Acres Cleaned Up: -

Cleanup Funding: -

Cleanup Funding Source: -

Assessment Funding: 18000

Assessment Funding Source: EPA

Redevelopment Funding: -

Redev. Funding Source: -

Redev. Funding Entity Name: -

Redevelopment Start Date: -

Assessment Funding Entity: US EPA - Brownfields Assessment Cooperative Agreement

Cleanup Funding Entity: -

Grant Type: Hazardous

Accomplishment Type: Supplemental Assessment

Accomplishment Count: N

Cooperative Agreement Number: 00A00650

Start Date: 6/1/2021

Ownership Entity: Government

Completion Date: -

Current Owner: -

Did Owner Change: -

- Continued on next page -

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ID/Status: 243526  
ID/Status: -

**SOURCE:** US Environmental Protection Agency

Cleanup Required: U  
Video Available: -  
Photo Available: -  
Institutional Controls Required: -  
IC Category Proprietary Controls: -  
IC Cat. Info. Devices: -  
IC Cat. Gov. Controls: -  
IC Cat. Enforcement Permit Tools: -  
IC in place date: -  
IC in place: -  
State/tribal program date: -  
State/tribal program ID: -  
State/tribal NFA date: -  
Air cleaned: -  
Asbestos found: -  
Asbestos cleaned: -  
Controlled substance found: -  
Controlled substance cleaned: -  
Drinking water affected: -  
Drinking water cleaned: -  
Groundwater affected: -  
Groundwater cleaned: -  
Lead contaminant found: -  
Lead cleaned up: -  
No media affected: -  
Unknown media affected: -  
Other cleaned up: -  
Other metals found: -  
Other metals cleaned: -  
Other contaminants found: -  
Other contams found description: -  
PAHs found: -  
PAHs cleaned up: -  
PCBs found: -  
PCBs cleaned up: -  
Petro products found: -  
Petro products cleaned: -  
Sediments found: -  
Sediments cleaned: -  
Soil affected: -  
Soil cleaned up: -  
Surface water cleaned: -  
VOCs found: -  
VOCs cleaned: -  
Cleanup other description: -

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ID/Status: 243526  
ID/Status: -

**SOURCE:** US Environmental Protection Agency

Num. of cleanup and re-dev. jobs: -  
Past use greenspace acreage: -  
Past use residential acreage: -  
Surface Water: -  
Past use commercial acreage: 0.13  
Past use industrial acreage: -  
Future use greenspace acreage: -  
Future use residential acreage: -  
Future use commercial acreage: -  
Future use industrial acreage: -  
Superfund Fed. landowner flag: -  
Arsenic cleaned up: -  
Cadmium cleaned up: -  
Chromium cleaned up: -  
Copper cleaned up: -  
Iron cleaned up: -  
mercury cleaned up: -  
Nickel Cleaned Up: -  
No clean up: -  
Pesticides cleaned up: -  
Selenium cleaned up: -  
SVOCs cleaned up: -  
Unknown clean up: -  
Arsenic contaminant found: -  
Cadmium contaminant found: -  
Chromium contaminant found: -  
Copper contaminant found: -  
Iron contaminant found: -  
Mercury contaminant found: -  
Nickel contaminant found: -  
No contaminant found: -  
Pesticides contaminant found: -  
Selenium contaminant found: -  
SVOCs contaminant found: -  
Unknown contaminant found: -  
Future Use: Multistory -  
Media affected Bluiding Material: -  
Media affected indoor air: -  
Building material media cleaned up: -  
Indoor air media cleaned up: -  
Unknown media cleaned up: -  
Past Use: Multistory -  
Property Description: -  
Below Poverty Number: 48  
Below Poverty Percent: 4.74

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ID/Status: -

**SOURCE:** US Environmental Protection Agency

Meidan Income: 9362  
Meidan Income Number: 137  
Meidan Income Percent: 13.54  
Vacant Housing Number: 35  
Vacant Housing Percent: 8.64  
Unemployed Number: 49  
Unemployed Percent: 4.84

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<b>NAME:</b> GRAYSON HOTEL  <b>ADDRESS:</b> 28 HIGH STREET BROCKTON, MA 2301	<b>Rev:</b> 02/23/2022 <b>ID/Status:</b> 243526 <b>ID/Status:</b> -
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**SOURCE:** US Environmental Protection Agency

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Datum: -  
 Acres Property ID: 243526  
 IC Data Access: -  
 Start Date: -  
 Redev Completion Date: -  
 Completed Date: -  
 Acres Cleaned Up: -  
 Cleanup Funding: -  
 Cleanup Funding Source: -  
 Assessment Funding: 23338  
 Assessment Funding Source: EPA  
 Redevelopment Funding: -  
 Redev. Funding Source: -  
 Redev. Funding Entity Name: -  
 Redevelopment Start Date: -  
 Assessment Funding Entity: US EPA - Brownfields Assessment Cooperative Agreement  
 Cleanup Funding Entity: -  
 Grant Type: Hazardous  
 Accomplishment Type: Phase II Environmental Assessment  
 Accomplishment Count: N  
 Cooperative Agreement Number: 00A00650  
 Start Date: 4/22/2020  
 Ownership Entity: Government  
 Completion Date: 1/8/2021  
 Current Owner: -  
 Did Owner Change: -  
 Cleanup Required: U  
 Video Available: -  
 Photo Available: -  
 Institutional Controls Required: -  
 IC Category Proprietary Controls: -  
 IC Cat. Info. Devices: -  
 IC Cat. Gov. Controls: -  
 IC Cat. Enforcement Permit Tools: -  
 IC in place date: -  
 IC in place: -  
 State/tribal program date: -  
 State/tribal program ID: -  
 State/tribal NFA date: -

- Continued on next page -

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**EDR ID:** 1026655311 **DIST/DIR:** 0.006 SW **ELEVATION:** 120 **MAP ID:** B6

**NAME:** GRAYSON HOTEL

**Rev:** 02/23/2022

**ADDRESS:** 28 HIGH STREET  
BROCKTON, MA 2301

ID/Status: 243526  
ID/Status: -

**SOURCE:** US Environmental Protection Agency

Air cleaned: -  
Asbestos found: -  
Asbestos cleaned: -  
Controlled substance found: -  
Controlled substance cleaned: -  
Drinking water affected: -  
Drinking water cleaned: -  
Groundwater affected: -  
Groundwater cleaned: -  
Lead contaminant found: -  
Lead cleaned up: -  
No media affected: -  
Unknown media affected: -  
Other cleaned up: -  
Other metals found: -  
Other metals cleaned: -  
Other contaminants found: -  
Other contaminants found description: -  
PAHs found: -  
PAHs cleaned up: -  
PCBs found: -  
PCBs cleaned up: -  
Petro products found: -  
Petro products cleaned: -  
Sediments found: -  
Sediments cleaned: -  
Soil affected: -  
Soil cleaned up: -  
Surface water cleaned: -  
VOCs found: -  
VOCs cleaned: -  
Cleanup other description: -  
Num. of cleanup and re-dev. jobs: -  
Past use greenspace acreage: -  
Past use residential acreage: -  
Surface Water: -  
Past use commercial acreage: 0.13  
Past use industrial acreage: -  
Future use greenspace acreage: -  
Future use residential acreage: -  
Future use commercial acreage: -  
Future use industrial acreage: -  
Superfund Fed. landowner flag: -  
Arsenic cleaned up: -  
Cadmium cleaned up: -

- Continued on next page -

## Site Detail Report

Target Property: 103-106 MAIN STREET  
BROCKTON, MA 02301

JOB: TEAM 2

### US BROWNFIELDS

**EDR ID:** 1026655311 **DIST/DIR:** 0.006 SW **ELEVATION:** 120 **MAP ID:** B6

**NAME:** GRAYSON HOTEL

**Rev:** 02/23/2022

**ADDRESS:** 28 HIGH STREET  
BROCKTON, MA 2301

ID/Status: 243526  
ID/Status: -

**SOURCE:** US Environmental Protection Agency

Chromium cleaned up: -  
Copper cleaned up: -  
Iron cleaned up: -  
mercury cleaned up: -  
Nickel Cleaned Up: -  
No clean up: -  
Pesticides cleaned up: -  
Selenium cleaned up: -  
SVOCs cleaned up: -  
Unknown clean up: -  
Arsenic contaminant found: -  
Cadmium contaminant found: -  
Chromium contaminant found: -  
Copper contaminant found: -  
Iron contaminant found: -  
Mercury contaminant found: -  
Nickel contaminant found: -  
No contaminant found: -  
Pesticides contaminant found: -  
Selenium contaminant found: -  
SVOCs contaminant found: -  
Unknown contaminant found: -  
Future Use: Multistory -  
Media affected Bluiding Material: -  
Media affected indoor air: -  
Building material media cleaned up: -  
Indoor air media cleaned up: -  
Unknown media cleaned up: -  
Past Use: Multistory -  
Property Description: -  
Below Poverty Number: 48  
Below Poverty Percent: 4.74  
Meidan Income: 9362  
Meidan Income Number: 137  
Meidan Income Percent: 13.54  
Vacant Housing Number: 35  
Vacant Housing Percent: 8.64  
Unemployed Number: 49  
Unemployed Percent: 4.84

Name: GRAYSON HOTEL  
Address: 28 HIGH STREET  
City,State,Zip: BROCKTON, MA 2301  
Recipient Name: City of Brockton  
Grant Type: Assessment

- Continued on next page -

## Site Detail Report

Target Property: 103-106 MAIN STREET  
BROCKTON, MA 02301

JOB: TEAM 2

### US BROWNFIELDS

**EDR ID:** 1026655311 **DIST/DIR:** 0.006 SW **ELEVATION:** 120 **MAP ID:** B6

**NAME:** GRAYSON HOTEL

**Rev:** 02/23/2022

**ADDRESS:** 28 HIGH STREET  
BROCKTON, MA 2301

ID/Status: 243526  
ID/Status: -

**SOURCE:** US Environmental Protection Agency

Property Number: 091-013

Parcel size: 0.13

Latitude: 42.037220294

Longitude: -71.068199325

HCM Label: -

Map Scale: -

Point of Reference: -

Highlights: The Site is improved with an approximately 20,020-square feet vacant

structure. The Site building is constructed with a brick or stone foundation, brick or stone walls, and wood framing and joists with plaster. The building consists of three commercial spaces consisting of two street-level retail spaces with basements and a two-story commercial/residential space known as the Grayson Hotel. The entrance to the retail spaces and former hotel are located along High Street. Remaining portions of the Site are improved with limited asphalt-paving on the southwest corner (rear) of the Site. The Site is serviced by belowground electric and telecommunications. The building is assumed to have formerly utilized coal and oil as the fuel for its heat source. The connection to an underground natural gas utility is unclear. The Site was initially developed for residential purposes as early as 1885. The current Site building was constructed in 1907 as a hotel with street level retail spaces. The hotel was initially named The Walton and renamed the Grayson Hotel by 1911. The hotel space utilized a basement pool hall and bowling alley in the eastern half of the building as well as lodging on the upper two floors. The western basement and street level spaces were initially used as commercial office and retail space. By as early as the 1940s the eastern half of the building was also used as street level and basement retail space. City directories in the 1940s identify the presence of a tailor and a launderer in the western most commercial retail space, along with "South Shore Cleansers" to the south of the Site. The Site continued to operate as a mixture of commercial retail spaces and as the Grayson Hotel until its vacancy by 2016. The property will be rehabilitated for retail, office and arts. In July 2020, BRA issued a RFQ for Catalytic Development Sites development-This is 1 of 7 priority development sites. BRA has executed a Land Disposition Agreement with NeighborWorks for the rehab of the building

Datum: -

Acres Property ID: 243526

IC Data Access: -

Start Date: -

Redev Completion Date: -

Completed Date: -

Acres Cleaned Up: -

- Continued on next page -



## Site Detail Report

Target Property: 103-106 MAIN STREET  
BROCKTON, MA 02301

JOB: TEAM 2

### US BROWNFIELDS

<b>EDR ID:</b> 1026655311	<b>DIST/DIR:</b> 0.006 SW	<b>ELEVATION:</b> 120	<b>MAP ID:</b> B6
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<b>NAME:</b> GRAYSON HOTEL  <b>ADDRESS:</b> 28 HIGH STREET BROCKTON, MA 2301	<b>Rev:</b> 02/23/2022 <b>ID/Status:</b> 243526 <b>ID/Status:</b> -
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**SOURCE:** US Environmental Protection Agency

Cleanup Funding: -  
 Cleanup Funding Source: -  
 Assessment Funding: -  
 Assessment Funding Source: -  
 Redevelopment Funding: -  
 Redev. Funding Source: -  
 Redev. Funding Entity Name: -  
 Redevelopment Start Date: -  
 Assessment Funding Entity: -  
 Cleanup Funding Entity: -  
 Grant Type: Hazardous  
 Accomplishment Type: -  
 Accomplishment Count: -  
 Cooperative Agreement Number: 00A00650  
 Start Date: -  
 Ownership Entity: Government  
 Completion Date: -  
 Current Owner: -  
 Did Owner Change: -  
 Cleanup Required: U  
 Video Available: -  
 Photo Available: -  
 Institutional Controls Required: -  
 IC Category Proprietary Controls: -  
 IC Cat. Info. Devices: -  
 IC Cat. Gov. Controls: -  
 IC Cat. Enforcement Permit Tools: -  
 IC in place date: -  
 IC in place: -  
 State/tribal program date: -  
 State/tribal program ID: -  
 State/tribal NFA date: -  
 Air cleaned: -  
 Asbestos found: -  
 Asbestos cleaned: -  
 Controlled substance found: -  
 Controlled substance cleaned: -  
 Drinking water affected: -  
 Drinking water cleaned: -  
 Groundwater affected: -  
 Groundwater cleaned: -  
 Lead contaminant found: -  
 Lead cleaned up: -  
 No media affected: -  
 Unknown media affected: -

- Continued on next page -

## Site Detail Report

Target Property: 103-106 MAIN STREET  
BROCKTON, MA 02301

JOB: TEAM 2

### US BROWNFIELDS

**EDR ID:** 1026655311 **DIST/DIR:** 0.006 SW **ELEVATION:** 120 **MAP ID:** B6

**NAME:** GRAYSON HOTEL

**Rev:** 02/23/2022

**ADDRESS:** 28 HIGH STREET  
BROCKTON, MA 2301

ID/Status: 243526  
ID/Status: -

**SOURCE:** US Environmental Protection Agency

Other cleaned up: -  
Other metals found: -  
Other metals cleaned: -  
Other contaminants found: -  
Other contams found description: -  
PAHs found: -  
PAHs cleaned up: -  
PCBs found: -  
PCBs cleaned up: -  
Petro products found: -  
Petro products cleaned: -  
Sediments found: -  
Sediments cleaned: -  
Soil affected: -  
Soil cleaned up: -  
Surface water cleaned: -  
VOCs found: -  
VOCs cleaned: -  
Cleanup other description: -  
Num. of cleanup and re-dev. jobs: -  
Past use greenspace acreage: -  
Past use residential acreage: -  
Surface Water: -  
Past use commercial acreage: 0.13  
Past use industrial acreage: -  
Future use greenspace acreage: -  
Future use residential acreage: -  
Future use commercial acreage: -  
Future use industrial acreage: -  
Superfund Fed. landowner flag: -  
Arsenic cleaned up: -  
Cadmium cleaned up: -  
Chromium cleaned up: -  
Copper cleaned up: -  
Iron cleaned up: -  
mercury cleaned up: -  
Nickel Cleaned Up: -  
No clean up: -  
Pesticides cleaned up: -  
Selenium cleaned up: -  
SVOCs cleaned up: -  
Unknown clean up: -  
Arsenic contaminant found: -  
Cadmium contaminant found: -  
Chromium contaminant found: -

- Continued on next page -

## Site Detail Report

Target Property: 103-106 MAIN STREET  
BROCKTON, MA 02301

JOB: TEAM 2

### US BROWNFIELDS

**EDR ID:** 1026655311 **DIST/DIR:** 0.006 SW **ELEVATION:** 120 **MAP ID:** B6

**NAME:** GRAYSON HOTEL

**Rev:** 02/23/2022

**ADDRESS:** 28 HIGH STREET  
BROCKTON, MA 2301

ID/Status: 243526  
ID/Status: -

**SOURCE:** US Environmental Protection Agency

Copper contaminant found: -  
Iron contaminant found: -  
Mercury contaminant found: -  
Nickel contaminant found: -  
No contaminant found: -  
Pesticides contaminant found: -  
Selenium contaminant found: -  
SVOCs contaminant found: -  
Unknown contaminant found: -  
Future Use: Multistory -  
Media affected Bluiding Material: -  
Media affected indoor air: -  
Building material media cleaned up: -  
Indoor air media cleaned up: -  
Unknown media cleaned up: -  
Past Use: Multistory -  
Property Description: -  
Below Poverty Number: 48  
Below Poverty Percent: 4.74  
Meidan Income: 9362  
Meidan Income Number: 137  
Meidan Income Percent: 13.54  
Vacant Housing Number: 35  
Vacant Housing Percent: 8.64  
Unemployed Number: 49  
Unemployed Percent: 4.84

Name: GRAYSON HOTEL  
Address: 28 HIGH STREET  
City,State,Zip: BROCKTON, MA 2301  
Recipient Name: City of Brockton  
Grant Type: Assessment  
Property Number: 091-013  
Parcel size: 0.13  
Latitude: 42.037220294  
Longitude: -71.068199325  
HCM Label: -  
Map Scale: -  
Point of Reference: -

**Highlights:** The Site is improved with an approximately 20,020-square feet vacant structure. The Site building is constructed with a brick or stone foundation, brick or stone walls, and wood framing and joists with plaster. The building consists of three commercial spaces consisting of two street-level retail spaces with basements and a two-story commercial/residential space known as the Grayson Hotel. The entrance

- Continued on next page -

## Site Detail Report

Target Property: 103-106 MAIN STREET  
BROCKTON, MA 02301

JOB: TEAM 2

### US BROWNFIELDS

**EDR ID:** 1026655311 **DIST/DIR:** 0.006 SW **ELEVATION:** 120 **MAP ID:** B6

**NAME:** GRAYSON HOTEL

**Rev:** 02/23/2022

**ADDRESS:** 28 HIGH STREET  
BROCKTON, MA 2301

ID/Status: 243526  
ID/Status: -

**SOURCE:** US Environmental Protection Agency

to the retail spaces and former hotel are located along High Street. Remaining portions of the Site are improved with limited asphalt-paving on the southwest corner (rear) of the Site. The Site is serviced by belowground electric and telecommunications. The building is assumed to have formerly utilized coal and oil as the fuel for its heat source. The connection to an underground natural gas utility is unclear. The Site was initially developed for residential purposes as early as 1885. The current Site building was constructed in 1907 as a hotel with street level retail spaces. The hotel was initially named The Walton and renamed the Grayson Hotel by 1911. The hotel space utilized a basement pool hall and bowling alley in the eastern half of the building as well as lodging on the upper two floors. The western basement and street level spaces were initially used as commercial office and retail space. By as early as the 1940s the eastern half of the building was also used as street level and basement retail space. City directories in the 1940s identify the presence of a tailor and a launderer in the western most commercial retail space, along with "South Shore Cleansers" to the south of the Site. The Site continued to operate as a mixture of commercial retail spaces and as the Grayson Hotel until its vacancy by 2016. The property will be rehabilitated for retail, office and arts. In July 2020, BRA issued a RFQ for Catalytic Development Sites development-This is 1 of 7 priority development sites. BRA has executed a Land Disposition Agreement with NeighborWorks for the rehab of the building

Datum: -

Acres Property ID: 243526

IC Data Access: -

Start Date: -

Redev Completion Date: -

Completed Date: -

Acres Cleaned Up: -

Cleanup Funding: -

Cleanup Funding Source: -

Assessment Funding: -

Assessment Funding Source: -

Redevelopment Funding: -

Redev. Funding Source: -

Redev. Funding Entity Name: -

Redevelopment Start Date: -

Assessment Funding Entity: -

Cleanup Funding Entity: -

Grant Type: Hazardous

Accomplishment Type: -

Accomplishment Count: -

- Continued on next page -

## Site Detail Report

Target Property: 103-106 MAIN STREET  
BROCKTON, MA 02301

JOB: TEAM 2

### US BROWNFIELDS

**EDR ID:** 1026655311 **DIST/DIR:** 0.006 SW **ELEVATION:** 120 **MAP ID:** B6

**NAME:** GRAYSON HOTEL

**Rev:** 02/23/2022

**ADDRESS:** 28 HIGH STREET  
BROCKTON, MA 2301

ID/Status: 243526  
ID/Status: -

**SOURCE:** US Environmental Protection Agency

Cooperative Agreement Number: 00A00650

Start Date: -

Ownership Entity: Government

Completion Date: -

Current Owner: -

Did Owner Change: -

Cleanup Required: U

Video Available: -

Photo Available: -

Institutional Controls Required: -

IC Category Proprietary Controls: -

IC Cat. Info. Devices: -

IC Cat. Gov. Controls: -

IC Cat. Enforcement Permit Tools: -

IC in place date: -

IC in place: -

State/tribal program date: -

State/tribal program ID: -

State/tribal NFA date: -

Air cleaned: -

Asbestos found: -

Asbestos cleaned: -

Controlled substance found: -

Controlled substance cleaned: -

Drinking water affected: -

Drinking water cleaned: -

Groundwater affected: -

Groundwater cleaned: -

Lead contaminant found: -

Lead cleaned up: -

No media affected: -

Unknown media affected: -

Other cleaned up: -

Other metals found: -

Other metals cleaned: -

Other contaminants found: -

Other contams found description: -

PAHs found: -

PAHs cleaned up: -

PCBs found: -

PCBs cleaned up: -

Petro products found: -

Petro products cleaned: -

Sediments found: -

Sediments cleaned: -

- Continued on next page -

## Site Detail Report

Target Property: 103-106 MAIN STREET  
BROCKTON, MA 02301

JOB: TEAM 2

### US BROWNFIELDS

**EDR ID:** 1026655311 **DIST/DIR:** 0.006 SW **ELEVATION:** 120 **MAP ID:** B6

**NAME:** GRAYSON HOTEL

**Rev:** 02/23/2022

**ADDRESS:** 28 HIGH STREET  
BROCKTON, MA 2301

ID/Status: 243526  
ID/Status: -

**SOURCE:** US Environmental Protection Agency

Soil affected: -  
Soil cleaned up: -  
Surface water cleaned: -  
VOCs found: -  
VOCs cleaned: -  
Cleanup other description: -  
Num. of cleanup and re-dev. jobs: -  
Past use greenspace acreage: -  
Past use residential acreage: -  
Surface Water: -  
Past use commercial acreage: 0.13  
Past use industrial acreage: -  
Future use greenspace acreage: -  
Future use residential acreage: -  
Future use commercial acreage: -  
Future use industrial acreage: -  
Superfund Fed. landowner flag: -  
Arsenic cleaned up: -  
Cadmium cleaned up: -  
Chromium cleaned up: -  
Copper cleaned up: -  
Iron cleaned up: -  
mercury cleaned up: -  
Nickel Cleaned Up: -  
No clean up: -  
Pesticides cleaned up: -  
Selenium cleaned up: -  
SVOCs cleaned up: -  
Unknown clean up: -  
Arsenic contaminant found: -  
Cadmium contaminant found: -  
Chromium contaminant found: -  
Copper contaminant found: -  
Iron contaminant found: -  
Mercury contaminant found: -  
Nickel contaminant found: -  
No contaminant found: -  
Pesticides contaminant found: -  
Selenium contaminant found: -  
SVOCs contaminant found: -  
Unknown contaminant found: -  
Future Use: Multistory -  
Media affected Bluiding Material: -  
Media affected indoor air: -  
Building material media cleaned up: -

- Continued on next page -

## Site Detail Report

Target Property: 103-106 MAIN STREET  
BROCKTON, MA 02301

JOB: TEAM 2

### US BROWNFIELDS

**EDR ID:** 1026655311 **DIST/DIR:** 0.006 SW **ELEVATION:** 120 **MAP ID:** B6

**NAME:** GRAYSON HOTEL

**Rev:** 02/23/2022

**ADDRESS:** 28 HIGH STREET  
BROCKTON, MA 2301

ID/Status: 243526  
ID/Status: -

**SOURCE:** US Environmental Protection Agency

Indoor air media cleaned up: -  
Unknown media cleaned up: -  
Past Use: Multistory -  
Property Description: -  
Below Poverty Number: 48  
Below Poverty Percent: 4.74  
Meidan Income: 9362  
Meidan Income Number: 137  
Meidan Income Percent: 13.54  
Vacant Housing Number: 35  
Vacant Housing Percent: 8.64  
Unemployed Number: 49  
Unemployed Percent: 4.84

Name: GRAYSON HOTEL  
Address: 28 HIGH STREET  
City,State,Zip: BROCKTON, MA 2301  
Recipient Name: City of Brockton  
Grant Type: Assessment  
Property Number: 091-013  
Parcel size: 0.13  
Latitude: 42.037220294  
Longitude: -71.068199325  
HCM Label: -  
Map Scale: -  
Point of Reference: -

Highlights: The Site is improved with an approximately 20,020-square feet vacant structure. The Site building is constructed with a brick or stone foundation, brick or stone walls, and wood framing and joists with plaster. The building consists of three commercial spaces consisting of two street-level retail spaces with basements and a two-story commercial/residential space known as the Grayson Hotel. The entrance to the retail spaces and former hotel are located along High Street. Remaining portions of the Site are improved with limited asphalt-paving on the southwest corner (rear) of the Site. The Site is serviced by belowground electric and telecommunications. The building is assumed to have formerly utilized coal and oil as the fuel for its heat source. The connection to an underground natural gas utility is unclear. The Site was initially developed for residential purposes as early as 1885. The current Site building was constructed in 1907 as a hotel with street level retail spaces. The hotel was initially named The Walton and renamed the Grayson Hotel by 1911. The hotel space utilized a basement pool hall and bowling alley in the eastern half of the building as well as lodging on the upper two floors. The western basement and street level spaces were

- Continued on next page -

# Site Detail Report

Target Property: 103-106 MAIN STREET  
BROCKTON, MA 02301

JOB: TEAM 2

## US BROWNFIELDS

**EDR ID:** 1026655311 **DIST/DIR:** 0.006 SW **ELEVATION:** 120 **MAP ID:** B6

**NAME:** GRAYSON HOTEL

**Rev:** 02/23/2022

**ADDRESS:** 28 HIGH STREET  
BROCKTON, MA 2301

ID/Status: 243526  
ID/Status: -

**SOURCE:** US Environmental Protection Agency

initially used as commercial office and retail space. By as early as the 1940s the eastern half of the building was also used as street level and basement retail space. City directories in the 1940s identify the presence of a tailor and a launderer in the western most commercial retail space, along with "South Shore Cleansers" to the south of the Site. The Site continued to operate as a mixture of commercial retail spaces and as the Grayson Hotel until its vacancy by 2016. The property will be rehabilitated for retail, office and arts. In July 2020, BRA issued a RFQ for Catalytic Development Sites development-This is 1 of 7 priority development sites. BRA has executed a Land Disposition Agreement with NeighborWorks for the rehab of the building

Datum: -

Acres Property ID: 243526

IC Data Access: -

Start Date: -

Redev Completion Date: -

Completed Date: -

Acres Cleaned Up: -

Cleanup Funding: -

Cleanup Funding Source: -

Assessment Funding: -

Assessment Funding Source: -

Redevelopment Funding: -

Redev. Funding Source: -

Redev. Funding Entity Name: -

Redevelopment Start Date: -

Assessment Funding Entity: -

Cleanup Funding Entity: -

Grant Type: Hazardous

Accomplishment Type: -

Accomplishment Count: -

Cooperative Agreement Number: 00A00650

Start Date: -

Ownership Entity: Government

Completion Date: -

Current Owner: -

Did Owner Change: -

Cleanup Required: U

Video Available: -

Photo Available: -

Institutional Controls Required: -

IC Category Proprietary Controls: -

IC Cat. Info. Devices: -

IC Cat. Gov. Controls: -

- Continued on next page -



## Site Detail Report

Target Property: 103-106 MAIN STREET  
BROCKTON, MA 02301

JOB: TEAM 2

### US BROWNFIELDS

**EDR ID:** 1026655311 **DIST/DIR:** 0.006 SW **ELEVATION:** 120 **MAP ID:** B6

**NAME:** GRAYSON HOTEL

**Rev:** 02/23/2022

**ADDRESS:** 28 HIGH STREET  
BROCKTON, MA 2301

ID/Status: 243526  
ID/Status: -

**SOURCE:** US Environmental Protection Agency

IC Cat. Enforcement Permit Tools: -  
IC in place date: -  
IC in place: -  
State/tribal program date: -  
State/tribal program ID: -  
State/tribal NFA date: -  
Air cleaned: -  
Asbestos found: -  
Asbestos cleaned: -  
Controlled substance found: -  
Controlled substance cleaned: -  
Drinking water affected: -  
Drinking water cleaned: -  
Groundwater affected: -  
Groundwater cleaned: -  
Lead contaminant found: -  
Lead cleaned up: -  
No media affected: -  
Unknown media affected: -  
Other cleaned up: -  
Other metals found: -  
Other metals cleaned: -  
Other contaminants found: -  
Other contams found description: -  
PAHs found: -  
PAHs cleaned up: -  
PCBs found: -  
PCBs cleaned up: -  
Petro products found: -  
Petro products cleaned: -  
Sediments found: -  
Sediments cleaned: -  
Soil affected: -  
Soil cleaned up: -  
Surface water cleaned: -  
VOCs found: -  
VOCs cleaned: -  
Cleanup other description: -  
Num. of cleanup and re-dev. jobs: -  
Past use greenspace acreage: -  
Past use residential acreage: -  
Surface Water: -  
Past use commercial acreage: 0.13  
Past use industrial acreage: -  
Future use greenspace acreage: -

- Continued on next page -

# Site Detail Report

Target Property: 103-106 MAIN STREET  
BROCKTON, MA 02301

JOB: TEAM 2

## US BROWNFIELDS

**EDR ID:** 1026655311 **DIST/DIR:** 0.006 SW **ELEVATION:** 120 **MAP ID:** B6

**NAME:** GRAYSON HOTEL

**Rev:** 02/23/2022

**ADDRESS:** 28 HIGH STREET  
BROCKTON, MA 2301

ID/Status: 243526  
ID/Status: -

**SOURCE:** US Environmental Protection Agency

Future use residential acreage: -  
Future use commercial acreage: -  
Future use industrial acreage: -  
Superfund Fed. landowner flag: -  
Arsenic cleaned up: -  
Cadmium cleaned up: -  
Chromium cleaned up: -  
Copper cleaned up: -  
Iron cleaned up: -  
mercury cleaned up: -  
Nickel Cleaned Up: -  
No clean up: -  
Pesticides cleaned up: -  
Selenium cleaned up: -  
SVOCs cleaned up: -  
Unknown clean up: -  
Arsenic contaminant found: -  
Cadmium contaminant found: -  
Chromium contaminant found: -  
Copper contaminant found: -  
Iron contaminant found: -  
Mercury contaminant found: -  
Nickel contaminant found: -  
No contaminant found: -  
Pesticides contaminant found: -  
Selenium contaminant found: -  
SVOCs contaminant found: -  
Unknown contaminant found: -  
Future Use: Multistory -  
Media affected Bluiding Material: -  
Media affected indoor air: -  
Building material media cleaned up: -  
Indoor air media cleaned up: -  
Unknown media cleaned up: -  
Past Use: Multistory -  
Property Description: -  
Below Poverty Number: 48  
Below Poverty Percent: 4.74  
Meidan Income: 9362  
Meidan Income Number: 137  
Meidan Income Percent: 13.54  
Vacant Housing Number: 35  
Vacant Housing Percent: 8.64  
Unemployed Number: 49  
Unemployed Percent: 4.84

- Continued on next page -

## Site Detail Report

Target Property: 103-106 MAIN STREET  
BROCKTON, MA 02301

JOB: TEAM 2

### US BROWNFIELDS

**EDR ID:** 1026655311 **DIST/DIR:** 0.006 SW **ELEVATION:** 120 **MAP ID:** B6

**NAME:** GRAYSON HOTEL

**Rev:** 02/23/2022

**ADDRESS:** 28 HIGH STREET  
BROCKTON, MA 2301

ID/Status: 243526  
ID/Status: -

**SOURCE:** US Environmental Protection Agency

Name: GRAYSON HOTEL

Address: 28 HIGH STREET

City,State,Zip: BROCKTON, MA 2301

Recipient Name: City of Brockton

Grant Type: Assessment

Property Number: 091-013

Parcel size: 0.13

Latitude: 42.037220294

Longitude: -71.068199325

HCM Label: -

Map Scale: -

Point of Reference: -

**Highlights:** The Site is improved with an approximately 20,020-square feet vacant structure. The Site building is constructed with a brick or stone foundation, brick or stone walls, and wood framing and joists with plaster. The building consists of three commercial spaces consisting of two street-level retail spaces with basements and a two-story commercial/residential space known as the Grayson Hotel. The entrance to the retail spaces and former hotel are located along High Street. Remaining portions of the Site are improved with limited asphalt-paving on the southwest corner (rear) of the Site. The Site is serviced by belowground electric and telecommunications. The building is assumed to have formerly utilized coal and oil as the fuel for its heat source. The connection to an underground natural gas utility is unclear. The Site was initially developed for residential purposes as early as 1885. The current Site building was constructed in 1907 as a hotel with street level retail spaces. The hotel was initially named The Walton and renamed the Grayson Hotel by 1911. The hotel space utilized a basement pool hall and bowling alley in the eastern half of the building as well as lodging on the upper two floors. The western basement and street level spaces were initially used as commercial office and retail space. By as early as the 1940s the eastern half of the building was also used as street level and basement retail space. City directories in the 1940s identify the presence of a tailor and a launderer in the western most commercial retail space, along with "South Shore Cleansers" to the south of the Site. The Site continued to operate as a mixture of commercial retail spaces and as the Grayson Hotel until its vacancy by 2016. The property will be rehabilitated for retail, office and arts. In July 2020, BRA issued a RFQ for Catalytic Development Sites development-This is 1 of 7 priority development sites. BRA has executed a Land Disposition Agreement with NeighborWorks for the rehab of the building

Datum: -

Acres Property ID: 243526

- Continued on next page -

## Site Detail Report

Target Property: 103-106 MAIN STREET  
BROCKTON, MA 02301

JOB: TEAM 2

### US BROWNFIELDS

<b>EDR ID:</b> 1026655311	<b>DIST/DIR:</b> 0.006 SW	<b>ELEVATION:</b> 120	<b>MAP ID:</b> B6
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<b>NAME:</b> GRAYSON HOTEL  <b>ADDRESS:</b> 28 HIGH STREET BROCKTON, MA 2301	<b>Rev:</b> 02/23/2022 <b>ID/Status:</b> 243526 <b>ID/Status:</b> -
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**SOURCE:** US Environmental Protection Agency

IC Data Access: -  
 Start Date: -  
 Redev Completion Date: -  
 Completed Date: -  
 Acres Cleaned Up: -  
 Cleanup Funding: -  
 Cleanup Funding Source: -  
 Assessment Funding: -  
 Assessment Funding Source: -  
 Redevelopment Funding: -  
 Redev. Funding Source: -  
 Redev. Funding Entity Name: -  
 Redevelopment Start Date: -  
 Assessment Funding Entity: -  
 Cleanup Funding Entity: -  
 Grant Type: Hazardous  
 Accomplishment Type: -  
 Accomplishment Count: -  
 Cooperative Agreement Number: 00A00650  
 Start Date: -  
 Ownership Entity: Government  
 Completion Date: -  
 Current Owner: -  
 Did Owner Change: -  
 Cleanup Required: U  
 Video Available: -  
 Photo Available: -  
 Institutional Controls Required: -  
 IC Category Proprietary Controls: -  
 IC Cat. Info. Devices: -  
 IC Cat. Gov. Controls: -  
 IC Cat. Enforcement Permit Tools: -  
 IC in place date: -  
 IC in place: -  
 State/tribal program date: -  
 State/tribal program ID: -  
 State/tribal NFA date: -  
 Air cleaned: -  
 Asbestos found: -  
 Asbestos cleaned: -  
 Controlled substance found: -  
 Controlled substance cleaned: -  
 Drinking water affected: -  
 Drinking water cleaned: -  
 Groundwater affected: -

- Continued on next page -

## Site Detail Report

Target Property: 103-106 MAIN STREET  
BROCKTON, MA 02301

JOB: TEAM 2

### US BROWNFIELDS

**EDR ID:** 1026655311 **DIST/DIR:** 0.006 SW **ELEVATION:** 120 **MAP ID:** B6

**NAME:** GRAYSON HOTEL

**Rev:** 02/23/2022

**ADDRESS:** 28 HIGH STREET  
BROCKTON, MA 2301

ID/Status: 243526  
ID/Status: -

**SOURCE:** US Environmental Protection Agency

Groundwater cleaned: -  
Lead contaminant found: -  
Lead cleaned up: -  
No media affected: -  
Unknown media affected: -  
Other cleaned up: -  
Other metals found: -  
Other metals cleaned: -  
Other contaminants found: -  
Other contams found description: -  
PAHs found: -  
PAHs cleaned up: -  
PCBs found: -  
PCBs cleaned up: -  
Petro products found: -  
Petro products cleaned: -  
Sediments found: -  
Sediments cleaned: -  
Soil affected: -  
Soil cleaned up: -  
Surface water cleaned: -  
VOCs found: -  
VOCs cleaned: -  
Cleanup other description: -  
Num. of cleanup and re-dev. jobs: -  
Past use greenspace acreage: -  
Past use residential acreage: -  
Surface Water: -  
Past use commercial acreage: 0.13  
Past use industrial acreage: -  
Future use greenspace acreage: -  
Future use residential acreage: -  
Future use commercial acreage: -  
Future use industrial acreage: -  
Superfund Fed. landowner flag: -  
Arsenic cleaned up: -  
Cadmium cleaned up: -  
Chromium cleaned up: -  
Copper cleaned up: -  
Iron cleaned up: -  
mercury cleaned up: -  
Nickel Cleaned Up: -  
No clean up: -  
Pesticides cleaned up: -  
Selenium cleaned up: -

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## Site Detail Report

Target Property: 103-106 MAIN STREET  
BROCKTON, MA 02301

JOB: TEAM 2

### US BROWNFIELDS

**EDR ID:** 1026655311 **DIST/DIR:** 0.006 SW **ELEVATION:** 120 **MAP ID:** B6

**NAME:** GRAYSON HOTEL

**Rev:** 02/23/2022

**ADDRESS:** 28 HIGH STREET  
BROCKTON, MA 2301

ID/Status: 243526  
ID/Status: -

**SOURCE:** US Environmental Protection Agency

SVOCs cleaned up: -  
Unknown clean up: -  
Arsenic contaminant found: -  
Cadmium contaminant found: -  
Chromium contaminant found: -  
Copper contaminant found: -  
Iron contaminant found: -  
Mercury contaminant found: -  
Nickel contaminant found: -  
No contaminant found: -  
Pesticides contaminant found: -  
Selenium contaminant found: -  
SVOCs contaminant found: -  
Unknown contaminant found: -  
Future Use: Multistory -  
Media affected Bluiding Material: -  
Media affected indoor air: -  
Building material media cleaned up: -  
Indoor air media cleaned up: -  
Unknown media cleaned up: -  
Past Use: Multistory -  
Property Description: -  
Below Poverty Number: 48  
Below Poverty Percent: 4.74  
Meidan Income: 9362  
Meidan Income Number: 137  
Meidan Income Percent: 13.54  
Vacant Housing Number: 35  
Vacant Housing Percent: 8.64  
Unemployed Number: 49  
Unemployed Percent: 4.84